

## **Minutes of Woore Parish Council Meeting**

**Monday 13<sup>th</sup> February 2023, 7.30pm, The Victory Hall, Woore**



### **PRESENT:**

Cllr. M. Cowey (Chairman), Cllr G. Daville, Cllr, M. Carter, Cllr. R. Goodman, Cllr C. Hamilton and Cllr. J. Higgin,

### **IN ATTENDANCE:**

Cllr. R. Aldcroft (Ward Councillor Shropshire Council) Mrs H. Jackson (Clerk to the Council).

### **PUBLIC:**

There were 3 members of the public present including Tree and Path Wardens Carol Bedson and Sally Tyson.

### **22153 Welcome / Present, Apologies and/or absent**

Apologies were received from Cllr M. Blake due to illness. It was unanimously **resolved** to accept apologies.

### **22154 Declarations of Disclosable Pecuniary or any other Interests**

Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests. Members are reminded that they are required to leave the room during the discussion and voting on matters in which they have a disclosable pecuniary interest, whether or not the interest is entered in the register of members' interests maintained by the Monitoring Officer. Members are reminded to declare any gifts and/or hospitality. (LGA 1972 s94).

No disclosable pecuniary interests were declared.

### **22155 Open Forum: to last no longer than 15 minutes**

A resident raised concerns over Shropshire Council (SC) owned highways streetlighting in Crossways (Ireland's Cross) which is on/off intermittently. The issue has arisen since one streetlight was knocked down by a car. The Chair agreed to raise on FMS and escalate with SC. The issue impacts both sides of the carriageway.

The Chair noted the change of ownership of Woore County Stores earlier in the month and thanked Andy and Karla Morris for their support of the Parish over many years, wishing the new owners well. The Clerk to write to Mr & Mrs Morris on behalf of the Council.

The Chair noted Open Reach roadworks resulting in 2-way traffic lights on A525 between 15<sup>th</sup>-17<sup>th</sup> February.

The Chair referred to an ongoing issue with flooding on A525 (Audlem Rd) where raw sewerage has been reported draining into Syllenhurst Moat. The issue has been escalated by the Parish Council and the Environmental Agency has advised in writing, reporting that there was no immediate risk to health. United Utilities is yet to further attend to carry out a cleanse of the Moat.

The Clerk noted damage to Parish Council owned planters on the entrance to Woore. This requires addressing pre-planting season.

**22156 Resignation of Vice Chairman:** to acknowledge the resignation of Kyle Davies (Vice Chair) and to appoint representatives for roles detailed below.

The Chairman noted Cllr Davies contribution, reasons for resignation and thanked him for his efforts. The Clerk noted the importance of a recruitment drive with 3 current Councillor vacancies. It was discussed that an advert could be placed in the Church magazine to encourage applications; Clerk to investigate.

#### a) Vice Chair

No interest amongst Councillors present. To be discussed at a later date.

#### b) Financial Scrutineer

It was unanimously **resolved** to appoint Cllr C. Hamilton with immediate effect, Clerk to action.

#### c) Financial Signatory(s)

It was unanimously **resolved** to appoint Cllr R. Goodman with immediate effect, Clerk to action.

d) Member for Clerks Hours working party

No interest amongst Councillors present. To be deferred to March meeting.

e) Council Lead for IT matters

It was unanimously **resolved** to appoint Cllr R. Goodman with immediate effect, Clerk to action.

f) Council Lead for Parish Newsletter

With no upcoming newsletter planned, it was agreed to defer this requirement to appoint for a later date.

**22157 Approval of the Minutes:** of the two (Ordinary & Extraordinary) Meetings held on 9<sup>th</sup> January 2023 at 7.00pm and 7.30pm.

It was **resolved** by majority to approve the minutes of the Extraordinary meeting, 9<sup>th</sup> January 2023, with no amendments.

It was **resolved** by majority to approve the minutes of the Ordinary meeting, 9<sup>th</sup> January 2023, with no amendments.

**22158 Matters arising:** to cover any matters arising from Minutes referred to in 22157.

The Clerk reported that payment for streetlight energy supply arrears was completed. A change of tenancy to Shropshire Council cannot be completed until confirmed in writing by SC up to 31<sup>st</sup> March 2023.

The Chair noted the ongoing wider issue of flooding on A51 was reported to SC and supported by Helen Morgan MP in a letter to SC Executive Director of Place, Mark Barrow. Woore PC responded with points of note.

**2159 HS2:** to receive an update from the HS2 working party on mitigation/road modification discussions and related matters.

The working party noted that all actions since the previous council meeting had been circulated to Councillors. A summary was provided as below;

- Annual Parish Subgroup meeting 1<sup>st</sup> February – most WPC questions were answered, and a further email has been sent to organisers for clarification on others. Three SC representatives in attendance including Cllr. Aldcroft. Minutes due imminently.
- No further meetings with HS2/Kier/SC have taken place.
- Schedule 17 Lorry routes – the process for consultation has started with SC not only a consultee to Staffordshire County Council (SCC). SC has not responded. WPC has questioned why it has not been informed. Deadline 24<sup>th</sup> March 2023.
- Junction 15 works due to start August/September 2023. New compound works due for April 2023 (including Madeley).
- HS2 are actively recruiting for full-time and apprenticeships.
- No response from SC or HS2 on confirmed lorry numbers through the Parish.
- It was agreed that the working party would approach HS2 for involvement in the WPC Annual Parish Meeting 2023.
- Letters received by landowners on A525 re passing points and compulsory land acquisition.
- Survey works A525 now complete, A51 Pipe Gate survey works now delayed by 2 weeks, update in due course.
- Momentum gathering around Phase 2a in London – with the discussion now on the Prime Ministers agenda.

**22160 Shropshire Council Representative Report:** for Cllr R. Aldcroft to provide report/update on any relevant matters.

Cllr Aldcroft shared a report in advance of the meeting, a summary of which is below.

***Bikeability*** - Shropshire Council has been awarded more than £160,000 from the Department for Transport to continue delivering Bikeability cycle training to primary school children across the county. The money is an initial

grant of £166.153, with the possibility that more funding may follow. It's to be spent in the financial year 2023/2024. It will pay for the continued delivery of Bikeability balance bike training – getting younger children used to riding without pedals – and Level 1, 2 and 3 Bikeability training, which gives older children the opportunity to learn the skills needed to travel to school safely on a bike and keep it safely maintained.

**No new money for Transport within the county** - There were 7billion in requests for a 2 billion pot. Shrewsbury Town Centre Riverside project was funded, but our other bids were turned away.

**Strategic Needs Assessment** - This new initiative is to gather intelligence from within the county towns and parishes regarding inequalities in health. This will cover all issues from housing, education, health, community, work opportunities, mortality to name a few areas of interest. Towns and Parishes will be contacted by Rachel Robinson and her team as they seek information. The information will be available in real time so up to date information and forecasts will be available.

**Fire Authority** - At a recent meeting Simon Hardiman (new Chief Fire Officer) briefed that Fire Services are to develop more advanced first aid skills following an initiative between the Home and Health Service. The Authority voted for a 4.69 precept amounting to £5-00 across the year for Band D properties, equates to 10p per week.

**Market Drayton Indoor & Outdoor Market.** There are currently serious discussions taking place between SC, MDTC and the contractor regarding how the market should be run in the future. Alternative retail uses for the indoor market to boost variety and seeking new stallholders to replace those retiring or giving up, with rents, internet and supermarkets to compete with. Once again issues such as transport on market Days was also being looked at.

**Police Licensing Officers** - Two new officers have been appointed as Licensing Officers for our area - PC Campbell Heath and Jim Nicolson.

Cllr Aldcroft also provided updates on ongoing issues being tracked by WPC.

- Audlem Road drainage – response to complaint unsatisfactory, Environmental Agency require notifying. Drainage and under road culverts are a priority in all wards currently.
- Lack of transport – use of neighbouring community bus service still under investigation.
- Development / Building controls task group – Identified silos between planning and building controls, concerns will be raised at cabinet level to address much needed improvements in communications.
- Removal of resident notices for planning – Response that with over 7,000 applications in the County, the cost of this was too high. The Chair commented that although it appreciates this, Town and Parish Councils should have been notified of a significant change to procedure.
- Boundary Review – response made to Cabinet office. Plan to absorb 2 member areas within Shropshire to result in 76 Councillors. Plans will mean that Cheswardine and Hodnet will fall under Telford. Next phase to include Parish and Towns and will be followed by the Local Plan at the end of 2023.
- Electric Charging Points – response that rural areas are not a priority currently.
- HS2 – The Chair referred Cllr Aldcroft to very recent communications about the compulsory land acquisition on A525, questioning if SC is negotiating with HS2 regarding the cost of SC land acquired. The Chair also noted no response from Richard Marshall regarding the road speed / safety modifications following the promise that the PC would have SC's support in this area.

## **22161 Planning:**

- a) **Applications:** to adopt comments submitted via delegated powers in response to the following applications and as approved by Councillors prior to the meeting;
  - i. Reference: **23/00022/PMBPA** (validated: 09/01/2023)  
Address: College Fields Farm, Dorrington Lane, Woore, Crewe, Shropshire, CW3 9RT  
Proposal: Application for prior approval under Part 3, Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural to form one residential unit.

It was unanimously **resolved** that Councillors supported the application, submitting the following comments by delegated powers in advance of the meeting, 13<sup>th</sup> February 2023.

*Transport: The proposed development would result in pedestrians having to walk along a severely restricted and narrow Unclassified Road & Bridleway the access track to the Farm is an Unclassified County Road and Public Bridleway 0236/53/1 passes right through the buildings until it becomes 0236/52/3 and continues onward to gain access to the village and local facilities, and as such would result in highway safety concerns to pedestrians which would be contrary to policy CS6 of the Shropshire Core Strategy.*

*Noise Impacts: Given that the proposed development has no immediate neighbours, other than the Development proposed under second application at the same location for the conversion of existing barns to form 4 new houses, Ref: 23/00021/FUL, noise should not be an issue at this location when complete.*

*Contamination Risks on Site: Providing the site is cleared of existing Farm Waste, there should be no contamination risks on the site of the development. Particular attention should be paid to areas where re-fuelling of Farm machinery has taken place and dealt with accordingly under the appropriate Environmental Legislation.*

*Flooding Risks: The location is in a ZONE 1, an area with a low probability of flooding Design & External Appearance of the Building to match with the rest of the Proposed Development under Application Number 22/00021/FUL. Scale of the curtilage of the Unit & whether location the or siting of the building makes it otherwise impractical or undesirable to change from agricultural use as a dwelling.*

*This development is to be considered in tandem with Application Number 23/00021/FUL for the conversion of existing Brick Barns on the site to 4 number adjacent dwellings. As much as we would like to see the existing barns improved the issue is that these are outside the Woore Neighbourhood Plan Development Boundary, outside these settlements the parish is designated as open countryside, where new development would be strictly controlled in line with the development plan and national policies.(HOU1). This proposed Development would however comply with a number of Policies in HOU 2.*

*HOU3 -Design - The development displays compliance with a number of policies within HOU3, and is utilising the existing brick barns and a steel shed frame for redevelopment. Whilst the level of development is low key, particularly the conversion of the buildings in isolation, the submitted application is limited in terms of assessing the adequacy of the approach road leading to the site, which is typically single vehicle width. Given the nature of the approach road, a transport statement should be included to consider this issue which would reference any mitigation measures. A brief reference has been made to additional passing places, but this has not been detailed or their proposed location expanded upon.*

*Drainage - Careful note should be taken of the comments from SUDS, and also SC Highways in respect of they will not permit new connections to the Highway Drainage network. Where a proposed surface water attenuation feature serves multiple properties, this feature should not be constructed within a private property boundary and be located in areas of public open space or shared access to allow future maintenance. Sewage will dealt with by a package treatment plant , care should be taken with the outfall of from the plant, with regards to the current topography and ecology of the surrounding areas. The Parish Council feels that a lot more work needs to be done on the transport statement, since this access route is in very poor repair, and is very narrow, and an increase in daily traffic from the proposed development could cause significant issues regarding existing properties along the lane and access at the junction on the A5026.*

- All comments are subject to consultee comments.
- Woore Parish Council request that it is notified of all changes to planning conditions relating to this planning application and subsequent applications relating to it.
- Woore Parish Council would like to highlight the disproportionate number of approved applications within the Parish, when considering Woore Neighbourhood Plan, 'Policy HOU1 Scale and Location of New Housing', which states, '...around 30 additional dwellings from 2016-2036 will be delivered, incorporating small scale residential developments of up to ten dwellings per development.

- ii. Reference: **23/00021/FUL** (validated: 05/01/2023)  
Address: College Fields Farm, Dorrington Lane, Woore, Crewe, Shropshire, CW3 9RT  
Proposal: Conversion of existing barns into 4no residential units

It was unanimously **resolved** that Councillors support the application, submitting the following comments by delegated powers in advance of the meeting, 13<sup>th</sup> February 2023.

*As much as we would like to see the existing barns improved the issue is that these are outside the Woore Neighbourhood Plan Development Boundary, outside these settlements the parish is designated as open countryside, where new development would be strictly controlled in line with the development plan and national policies.(HOU1).*

*This proposed Development would however comply with a number of Policies in HOU 2.*

*HOU3 -Design - The development displays compliance with a number of policies within HOU3, and is utilising the existing brick barns and a steel shed frame for redevelopment.*

*Whilst the level of development is low key, particularly the conversion of the buildings in isolation, the submitted application is limited in terms of assessing the adequacy of the approach road leading to the site, which is typically single vehicle width. Given the nature of the approach road, a transport statement should be included to consider this issue which would reference any mitigation measures. A brief reference has been made to additional passing places, but this has not been detailed or their proposed location expanded upon. The proposed development would also result in pedestrians having to walk along a severely restricted and narrow Unclassified Road & Bridleway the access track to the Farm is an Unclassified County Road and Public Bridleway 0236/53/1 passes right through the buildings until it becomes 0236/52/3 and continues onward to gain access to the village and local facilities, and as such would result in highway safety concerns to pedestrians which would be contrary to policy CS6 of the Shropshire Core Strategy.*

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- b) **Decisions:** to acknowledge all planning decisions made between 9<sup>th</sup> January 2023 and 13<sup>th</sup> February 2023.

The following decisions were reported:

Reference: **22/05272/FUL** (validated: 22/11/2022)

Address: The Gables, Nantwich Road, Woore, Crewe, Shropshire, CW3 9RH

Proposal: Erection of detached dwelling

Decision: Refuse

Reference: **22/05250/FUL** (validated: 21/11/2022)

Address: The Gables, Nantwich Road, Woore, Crewe, Shropshire, CW3 9RH

Proposal: Erection of two storey extension. Following the demolition of a flat roofed rear extension and a small domestic building to the side elevation.

Decision: Refuse

Reference: **22/05188/FUL** (validated: 16/11/2022)

Address: High Corner, Nantwich Road, Woore, Crewe, Shropshire, CW3 9SR  
Proposal: Erection of a single storey rear extension and a first-floor side extension.  
Decision: Withdrawn

- c) **Northern Planning Committee Meeting 21<sup>st</sup> June 2022:** to receive an update on action in response to the granting of permission for the following application and possible action to pursue the judicial review \*subject to notice of section 106 agreement.

Reference: Planning Application Reference 22/01789/OUT

Address: Land at Station Yard, Pipe Gate, Market Drayton, Shropshire

The Chair noted correspondence to SC regarding confirmation of the Section 106 agreement. Questions raised following further guidance from the solicitor. Limited discussion took place. It was resolved to request that the Solicitor provide land registry reports for the land in question.

d) **Appeals & Enforcement:**

- iii. Appeal Ref: APP/L3245/W/22/3299951 The Old Railway Line, Pipe Gate, Market Drayton TF9 4RT

The Clerk noted the appeal for the purpose of the minutes. No discussion took place.

- iv. 22/08531/ENF Development South of Oak Cottage, London Road, Woore

The Clerk noted the Enforcement case is closed after a full investigation with details circulated to Councillors in advance of the meeting. No discussion took place. Any further resident enquiries concerning this land would be informed of the above position and no further PC time would be allocated to this.

**22162 Committee and Representatives Reports:** for Councillors/representatives to provide reports/updates on any relevant matters as required.

- a) For Councillors/representatives to provide reports/updates on any relevant matters as required.

**North Shropshire Area Committee** – Cllr J. Higgin provided a brief summary of highlights from the meeting held 23<sup>rd</sup> January 2023 including the River Severn Project and the current lack of social workers in the County. The Chair referred to the discussion around burial grounds and noted that an email had been sent to Ry Wickson (SALC Chair) noting the lack of burial ground space within the Parish. Clerk to notify PCC.

**Trees & Footpaths** – Letter sent by SC to landowner concerning bridleway electric fence end Cherry Tree Lane. Issue ongoing. The Chair agreed to add this to the SC remote meeting agenda for March. The Chair also reported a broken tree on Candle Lane which had been reported.

**Shropshire Council Remote Meeting Working Party** – The working party reported that the meeting for February had been cancelled by WPC due to the volume of already outstanding actions. SC representatives to focus time on responding to those.

**Village Hall** – Cllr Goodman circulated a report prior to the meeting.

- Committee meeting held on 6th February.
- Defibrillator - donation of the device appreciated by the Hall; organising electricity supply ASAP.
- Parish Council storage - it was noted that this has started.
- The WVH AGM is on 15th May, clashes with WPC Annual meeting.
- Annual Parish Meeting (17th April) – the committee queried the agenda, WVH will attend.
- The Hall is holding a Barn Dance on 15th April (posters out soon) £15 per ticket.
- Film and community Café dates agreed for March & May (to be advertised in the Parish Magazine)
- No events in April due to the public holidays and other bookings.
- HS2 Bid – Application has started, a subcommittee is formed (progress to be reported 6th March meeting).
- Coronation – WVH will offer the Hall to the community but will not lead any events.

**22163 Social Housing Sales:** to discuss a response to the sale of social housing 6 Crossways, Pipe Gate and 3 The Northlands, Woore by Connexus.

THE Chair noted the notification of 2 further social housing properties for sale was received from Connexus. Correspondence sent to Ward Councillor to confirm a list of all social housing associations operating within the Parish. The Chair noted concerns that 3 have been sold within the last 9 months due to the cost of bringing them to the appropriate standard. Further:

- Seemingly, if Social Housing now becomes vacant it will be disposed of. As most of the properties in Woore Parish are of a similar standard, this could result in there being no social housing available within the Parish in a few years.
- Money raised from these sales is not reallocated in Woore Parish but spent on developments in the larger conurbations within Shropshire.
- Residents have raised concerns that these properties are not being advertised for sale locally, further alienating locals from opportunities to remain living within the parish.

It was agreed that the Chair would contact Richard Marshall to identify who within SC would be responsible for this information.

**22164 Kings Coronation:** to discuss activity relating to the Coronation celebrations.

Discussion took place with most Councillors contributing. Some initial ideas were shared. It was agreed that Cllr Higgin would lead investigations with other community groups to identify what activities were taking place to mark the occasion and to prepare a report for the Parish Council to discuss, ideally for the March meeting.

**22165 Local Police Charter:** to appoint a Council representative for Local Police Charter meetings and related matters.

It was unanimously **resolved** to appoint Cllr Hamilton to the role of representative at all Local Police Charter meetings, Clerk to action.

#### 22166 Finance

- i) Invoices/payments & receipts: to resolve to approve the below detailed expenditure:

It was unanimously **resolved** to approve the following payments as presented.

Date	Recipient	Reason for Payment	Cheque Number	Net Amount	VAT Amount	Power of Expenditure
13.02.23	Helen Jackson	Clerk Salary (Jan): Gross Pay Bank Holiday Pay (2 days) NI deduction Income Tax deduction (repay) Mileage Expenses Sundry *stamps, printer ink, paper	1893	£645.26 £58.66 £0.00 -£4.80  £0.00 £45.42 £23.78  <u>£777.92</u> <u>£780.67</u>	      £0.00 £2.75	LGA 1972 s.112 (2) LGA 1972 s.112 (2) LGA 1972 s.112 (2) LGA 1972 s.112 (2)  LG (FP)A 1963 s.5 LG (FP)A 1963 s.5 LG (FP)A 1963 s.5
01.02.23	Wel Medical	Battery & Pad replacement – defib for village hall	1892	£207.95	£41.59	LGA 1972 s.137
18.01.23	SSE	Electricity supply streetlights – arrears to date 16 <sup>th</sup> Dec 21-Dec 22	1891 PAID	£2,201.21	£115.85	PCA 157 ss.3(1) & 7, HA 1980 s.301
01.02.23	SSE	Electricity supply streetlights 4 Jan-1 <sup>st</sup> Feb 23	1894	£183.86	£14.80	PCA 157 ss.3(1) & 7, HA 1980 s.301

- ii) **Bank reconciliation:** for the Council to receive and accept the January month end bank reconciliation.

The Clerk agreed to circulate a full report post meeting and presented the months bank reconciliation figures as follows;

Current Account	£100.00
Reserve Account	£118,000.11
Total Balance	£118,100.11
Unpresented Cheques	£1,348.87
Closing Balance	£120,212.13

Split as follows;

Recreational Fund	£10,106.00
CIL Fund	£52,063.24
General Fund	£54,582.00

- iii) **Appointment of Internal Auditor:** to resolve to appoint Bernard Townson as Internal Auditor for year 23/24 at the cost of £200 inc. VAT.

The Clerk referred to information circulated prior to the meeting. It was unanimously **resolved** to appoint Bernard Townson as Internal Auditor for the financial year 2023/24 at a cost of £200 Inc. VAT.

**22167 Clerk's Report and Correspondence:** to receive a summary of Reports and Correspondence for the period from 9<sup>th</sup> January 2023 to 7<sup>th</sup> February 2023.

The clerk noted the following:

- White lines now completed at the new Grove development.
- SC budget consultation closed 30<sup>th</sup> January, update in due course.
- Defib now donated to the hall with new battery and pads. Still to be fitted to wall and published on the Circuit. Clerk to notify Shropshire Star in due course.
- Storage at WVH – some in place, further files to be moved and padlock supplied.
- Investment options under investigation by the Clerk. Progress made but Clerk advises that the Parish Council consider an Investment Strategy – sample to be shared by the Clerk in due course.

All other correspondence for the period stated above was circulated to Councillors prior to the meeting.

Items noted for the March agenda include:

- Formation of a finance/staffing committee
- Environmental Maintenance Grant
- Insurance Renewal 2023-24
- Grounds and Lengthsman contracts 2023-24
- Village Green (Audlem Road) Fencing
- Woore Planters refurbishment
- Annual Parish Meeting Agenda
- Kings Coronation – report from Cllr Higgin

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The meeting closed at 10.10pm

#### **DATE OF NEXT PARISH COUNCIL MEETING**

13<sup>th</sup> March 2023, 7.30pm and Annual Parish Meeting 17<sup>th</sup> April 2023, 7.30pm



Signed.....(Chair)

Dated 13<sup>th</sup> March 2023

Agenda Item	Motion	Cllr	For	Against	Abstain
<b>22157 i.</b>  <b>Prop:</b> <b>Carter, M</b>  <b>Second:</b> <b>Daville, G</b>	<b>Approval of the Minutes:</b> of the Extraordinary Meeting held on 9 <sup>th</sup> January 2023.	Goodman, R	X		
		Daville, G	X		
		Carter, M	X		
		Cowey, M	X		
		Hamilton, C			X
		Higgin, J			X

Agenda Item	Motion	Cllr	For	Against	Abstain
<b>22157 ii.</b>  <b>Prop:</b> <b>Cowey, M</b>  <b>Second:</b> <b>Goodman, R</b>	<b>Approval of the Minutes:</b> of the Ordinary Meeting held on 9 <sup>th</sup> January 2023.	Goodman, R	X		
		Daville, G	X		
		Carter, M	X		
		Cowey, M	X		
		Hamilton, C			X
		Higgin, J			X